

48-1-79✓
44-26WARRANTY DEED

005967

TRANSFER
TAX
PAID

DENNIS K. LUCE and SYLVIA D. LUCE of Waterville, County of Kennebec and State of Maine for consideration paid, grant to **HOLANDSHER GROUP**, a Maine partnership whose mailing address is 21 Woodside Avenue, Maine, and which consists of the following partners: Richard Holt, John W. Sherman and Rudolph J. Anderson, Jr. with **WARRANTY COVENANTS** the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land located on the southerly side of Western Avenue in the Town of Waterville, Kennebec County and State of Maine and further bounded and described as follows, to wit:

Beginning at a point on the southerly side of Western Avenue, said point being located thirty feet (30'), more or less, easterly from the northeast corner of land now or formerly owned by Percy Loud. Thence southeasterly along the southerly line of Western Avenue for ninety-five feet (95'), more or less, to a point marking the northwesterly corner of land now or formerly owned by Seldon E. Whitcomb. Thence southwesterly along the land of said Whitcomb, following in part, a wire fence, for one hundred thirteen feet (113'), more or less, to a point. Thence northwesterly along the land of the herein Grantor for eighty-two feet (82'), more or less, to an iron pipe embedded in concrete. Thence northeasterly along the land of the herein Grantor for one hundred ten feet (110'), more or less, to the point of beginning.

Also the right to use whatever portion of the existing driveway extends beyond the westerly line of the above described parcel onto the land of the herein Grantor.

Being the same premises conveyed to Dennis K. Luce and Sylvia D. Luce by warranty deed from Albert Fortin and Francine Fortin dated September 4, 1980 and recorded in the Kennebec County Registry of Deeds in Book 2320, Page 80.

WITNESS our hands and seals this 6th day of April, 1988.

Daniel A. Peter
witness

Dennis K. Luce
DENNIS K. LUCE

Daniel A. Peter
witness

Sylvia D. Luce
SYLVIA D. LUCE

THE STATE OF MAINE
Kennebec, ss.

April 6, 1988

Then personally appeared the above named DENNIS K. LUCE and SYLVIA D. LUCE and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Samuel J. Humpert
Notary Public
Samuel J. Humpert

MY COMMISSION EXPIRES
SEPTEMBER 22, 1990



RECEIVED KENNEBEC SS.

1988 APR -8 PM 3:34

ATTEST: Therese R. [Signature]
REGISTER OF DEEDS